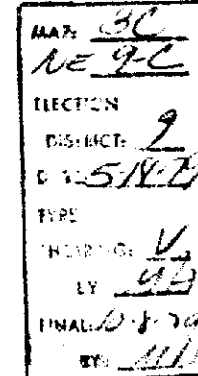


PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ROBERT DANIEL KOLLER &
AMELITA KOLLER, legal owners of the property 'tate in Bal. more
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 238.2 to permit a side-yard setback of
zero-foot in lieu of the required 30 feet and a rear yard setback
of 8 feet in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty) The property cannot be
used economically because of the limited work area.



Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 1205 Brixton Road
Baltimore, Maryland 21239
823-8527
Legal Owner
Protestant's Attorney
DAVID GRANT WILLEMAIN, ESQ.
Address: 108 Jefferson Bldg.
Towson, Md. 21204 / 296-1535
ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of July 1979, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 16th day of August, 1979, at 1:00 o'clock
P. M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: August 7, 1979
John D. Seyffert, Director of Planning and Zoning
FROM: Office of Planning and Zoning
Petition 80-42-A, Item 237
SUBJECT:

Petition for Variance for side yard and rear yard setback
South side of Joppa Road 394 feet West of Pleasant Plains Road
Petitioner - Robert D. Koller, et ux
9th District
HEARING: Thursday, August 16, 1979 (1:00 P.M.)

If granted, it is requested that details of landscaping, submitted to and approved by
the Current Planning and Development Division, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Joppa Rd., 394' :
W of Pleasant Plains Rd., 9th District : OF BALTIMORE COUNTY

ROBERT D. KOLLER, et ux, Petitioners : Case No. 80-42-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, I hereby enter my appearance in this proceeding. You are requested to notify
me of any hearing date or dates which may be now or hereafter designated therefore,
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of August, 1979, a copy of the foregoing
Order was mailed to David Grant Willemain, Esquire, 108 Jefferson Building, Towson,
Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 22, 1979

David Grant Willemain, Esquire
108 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variances
S/S of Joppa Road, 394' W of Pleasant
Plains Road - 9th Election District
Robert Daniel Koller, et ux -
Petitioners
NO. 80-42-A (Item No. 237)

Dear Mr. Willemain:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

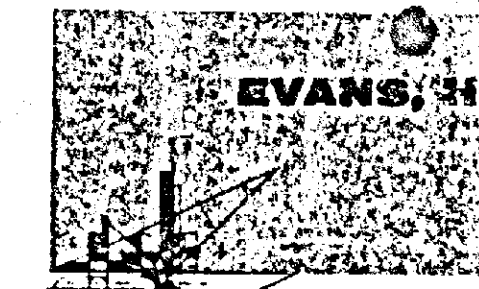
Very truly yours,

William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel



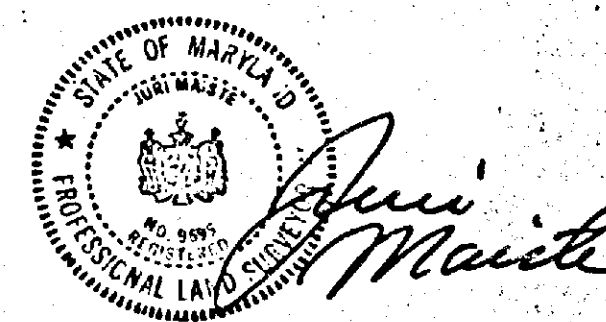
EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
6013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 644-1601
5301 POPPAN STREET / GAITHERSBURG, MD. 20878 (301) 228-3350
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 648-1900
11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

February 26, 1979

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE
1511 EAST JOPPA ROAD
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the South side of Joppa Road, 70 feet wide, at a point
distant 394 feet, more or less, measured in a Westerly direction on said South side of
Joppa Road from its intersection with the centerline of Pleasant Plains Road, thence
leaving said place of beginning and the South side of Joppa Road and running the 3 following
courses and distances, viz: (1) South 01 degree 45 minutes East 93.18 feet, thence (2)
Northwesterly 114 feet, more or less, and thence (3) North 01 degree 45 minutes West 94.48
feet to the storesaid South side of Joppa Road, thence running and binding thereon (4)
North 88 degrees 23 minutes 30 seconds East 114 feet, more or less, to the place of beginning.
Containing 0.25 acres of land, more or less.

The above description has been prepared for zoning purposes only and is not intended
to be used for conveyance.



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
6013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 644-1601
5301 POPPAN STREET / GAITHERSBURG, MD. 20878 (301) 228-3350
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 648-1900
11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

David G. Willemain, Esquire
108 Jefferson Building
Towson, Maryland 21204

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day
of July, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Robert D. Koller, et ux

Petitioner's Attorney David Willemain, Esq. Reviewed by Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 6, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #237 (1978-1-79)
Property Owner: Robert D. & Amelita Koller
S/S Joppa Rd. 394' W. Pleasant Plains Rd.
Existing Zoning: B.R. & B.R.-C.H.S.
Proposed Zoning: Variance to permit a side setback
of 0' and a rear setback of 8' in lieu of the required
30'.
Acres: 0.25 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plan submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item #237 (1978-1979).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURE: FWR:es
H-W Key Sheet
36 NE 9 Pos. Sheet
NE 9 C Topo
70 Tax Map

NOV 07 1979

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1979, that the herein Petition for Variances to permit a side yard setback of four feet and a rear yard setback of eight feet both in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

RECEIVED
MAY 11 1979

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

August 3, 1979

David G. Willemain, Esquire
108 Jefferson Building
Towson, Maryland 21204

RE: Item No. 237
Petitioners - Robert D. Koller, et ux
Variance Petition

Dear Mr. Willemain:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct a three-bay addition to the existing service garage within 0' of the side property line and within 8' of the rear property line in lieu of the required 30', this Variance Hearing is required. If this petition is granted and at the time of the application for the necessary building permits, landscaping should be provided as indicated in the comments of the Office of Current Planning. In addition, particular attention should be afforded the comments of the Health Department and the Department of Permits and Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 237
Page 2
August 3, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:nr

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

July 31, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #237, Zoning Advisory Committee, May 22, 1979, are as follows:

Property Owner Robert D and Amelita Koller
Location: 5/S Joppa Road 394' W. Pleasant Plains Road
Existing Zoning: B.R. and B.R.-C.N.S.
Proposed Zoning: Variance to permit a side setback of 0' and a rear setback of 8' in lieu of the required 30'.
Acres: 0.25
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided where possible.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 234, 237, 238, 239, and 240.

Very truly yours,

Michael S. Flahigan
Engineer Associate II

MSF/mjm

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 237, Zoning Advisory Committee meeting of May 22, 1979, are as follows:

Property Owner: Robert D. & Amelita Koller
Location: 5/S Joppa Rd. 394' W. Pleasant Plains Rd.
Existing Zoning: B.R. & B.R.-C.N.S.
Proposed Zoning: Variance to permit a side setback of 0' and a rear setback of 8' in lieu of the required 30'.
Acres: 0.25
District: 9

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrester
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF:ph

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

June 14, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert D. & Amelita Koller

Location: 5/S Joppa Rd. 394' W. Pleasant Plains Rd.

Item No. 237 Zoning Agenda Meeting of 5/22/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: _____
Planning Group / Special Inspection Division
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #237 Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Robert D & Amelita Koller
Location: 5/S Joppa Road 394' W. Pleasant Plains Road
Existing Zoning: B.R. & B.R.-C.N.S.
Proposed Zoning: Variance to permit a side setback of 0' and a rear setback of 8' in lieu of the required 30'.
Acres: 0.25
District: 9th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comment: A zero set back can only be permitted if a 3 hour fire wall is provided including a 2'-8" parapet and if it does not obstruct or interfere with the exiting of the structure, compliance to the handicapped code will be required.

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

NOV 07 1979

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 22, 1979

RE: Item No: 234, 235, 236, 237, 238, 239, 240
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. HAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBACH

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCHUS
ROGER D. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUDLEY, SUPERINTENDENT



TOWSON, MD. 21204

August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Robert D. Koller
was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
3 day of August, 1979, that is to say, the same
was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.

By *Laura Stromberg*

PETITION FOR VARIANCE
5th DISTRICT
ZONING: Petition for Variance for
side yard and rear yard setback
LOCATION: South side of Joppa
Road 394 feet West of Pleasant
Plains Road
DATE & TIME: Thursday, August
16, 1979 at 1:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 0 feet and a rear yard setback of 8 feet in lieu of the required 30 feet. The Zoning Regulation to be excepted as follows: Section 238.2 - side yard and rear yard setback. All that parcel of land in the Ninth District of Baltimore County beginning for the same on the South side of Joppa Road, 70 feet wide, at a point distant 394 feet, more or less, measured in a Western direction on said South side of Joppa Road from its intersection with the centerline of Pleasant Plains Road, thence bearing South 88 degrees 45 minutes East 96.18 feet, thence (1) South 01 degree 45 minutes East 96.18 feet, thence (2) Northwesterly 114 feet, more or less, and thence (3) North 01 degree 45 minutes West 94.48 feet to the aforesaid South side of Joppa Road, thence running and binding thereon (4) North 68 degrees 23 minutes 30 seconds East 114 feet, more or less, to the place of beginning, containing 0.26 acres of land, more or less. Being the property of Robert D. Koller, et al., as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, August 16, 1979 at 1:00 P.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order Of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Aug. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time successive weeks before the 16th day of August, 1979, the first publication appearing on the 2nd day of August, 1979.

THE JEFFERSONIAN,

L. Frank Struth
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 7/30/79
Posted for: Petition for Variance
Petitioner: Robert D. Koller, et al.
Location of property: 315 Joppa Rd., 394' W. Pleasant Plains Rd.
Location of Signs: front of property 315 W. Joppa Rd.
Remarks:
Posted by David Coleman Date of return: 7/31/79
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 14 day of May 1979. Filing Fee \$ 25. Received check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Fuller Submitted by WILLEMAIN

Petitioner's Attorney WILLEMAIN Reviewed by WBC

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WBC</i>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case:	Map #									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83124

DATE August 16, 1979 ACCOUNT 01-662

AMOUNT \$17.00

RECEIVED FROM: David Grant Willemain, Esquire

FOR: Advertising and Posting for Case No. 80-12-A

8019245 16

47.00 EC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78799

DATE July 17, 1979 ACCOUNT #01-662

AMOUNT \$25.00

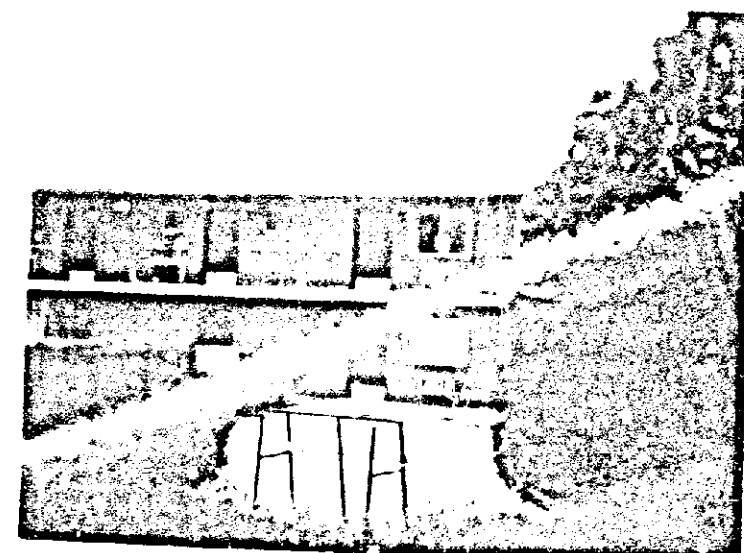
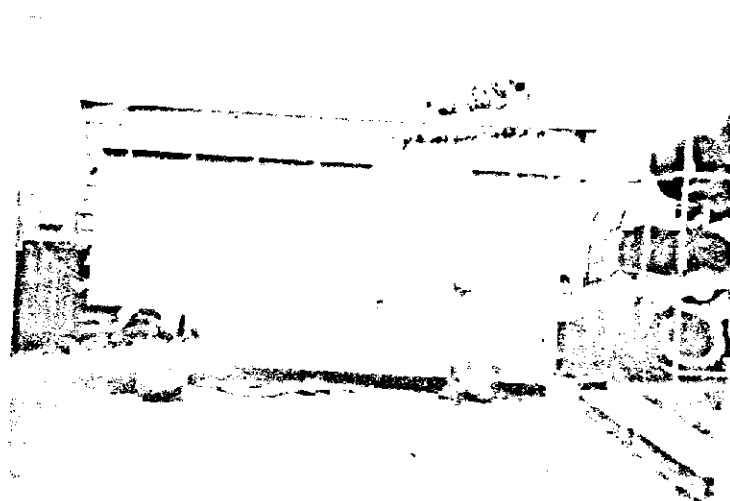
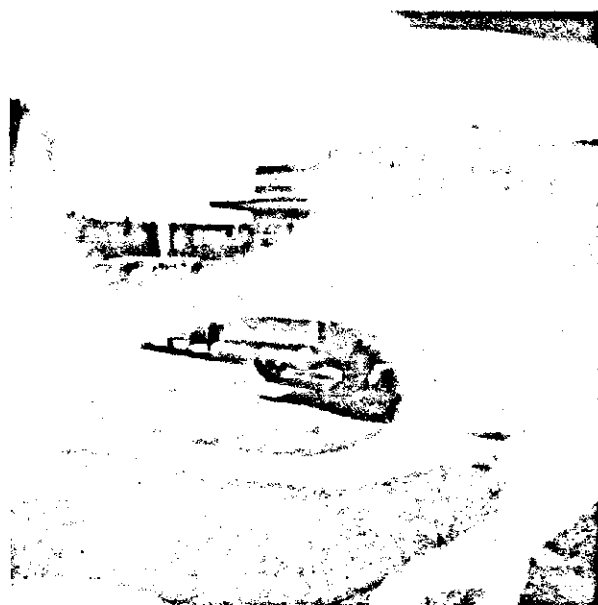
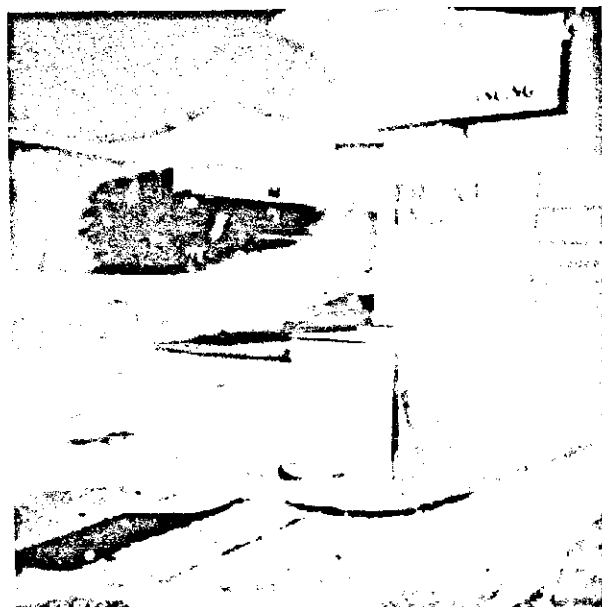
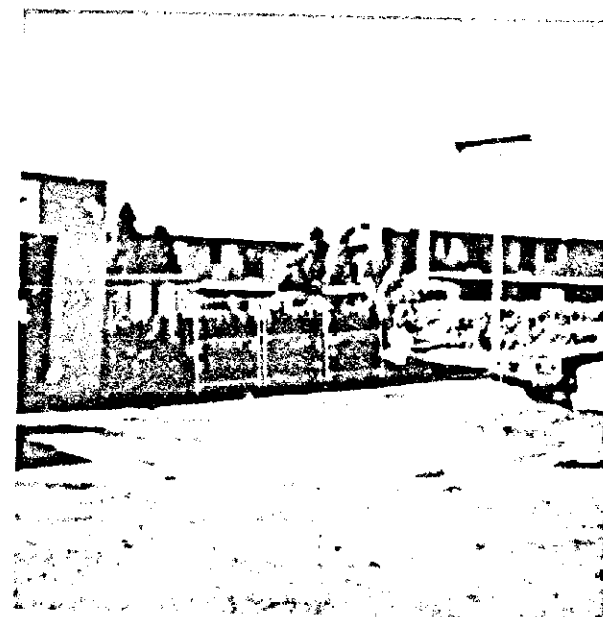
RECEIVED FROM: David Grant Willemain, Esq.

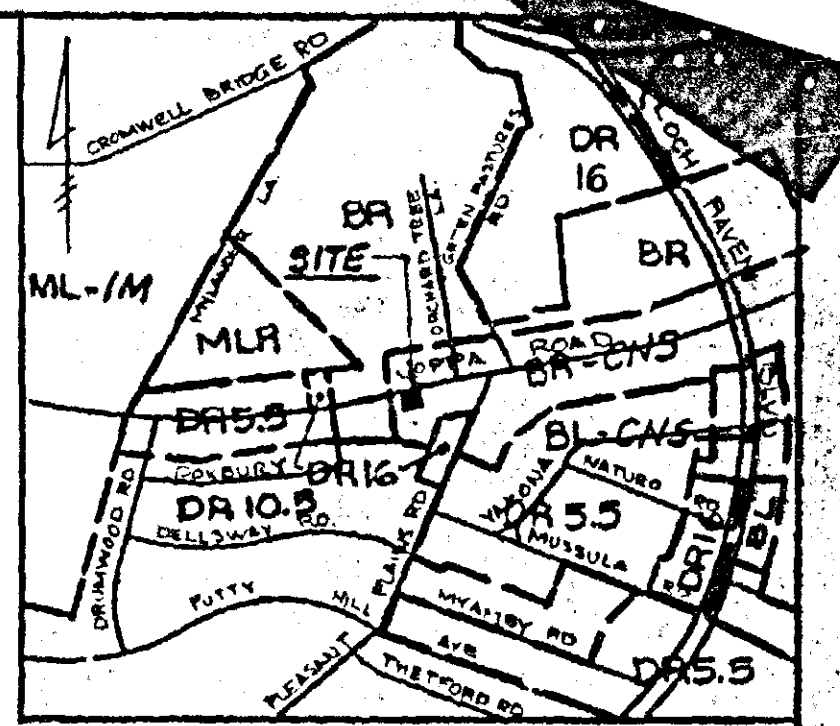
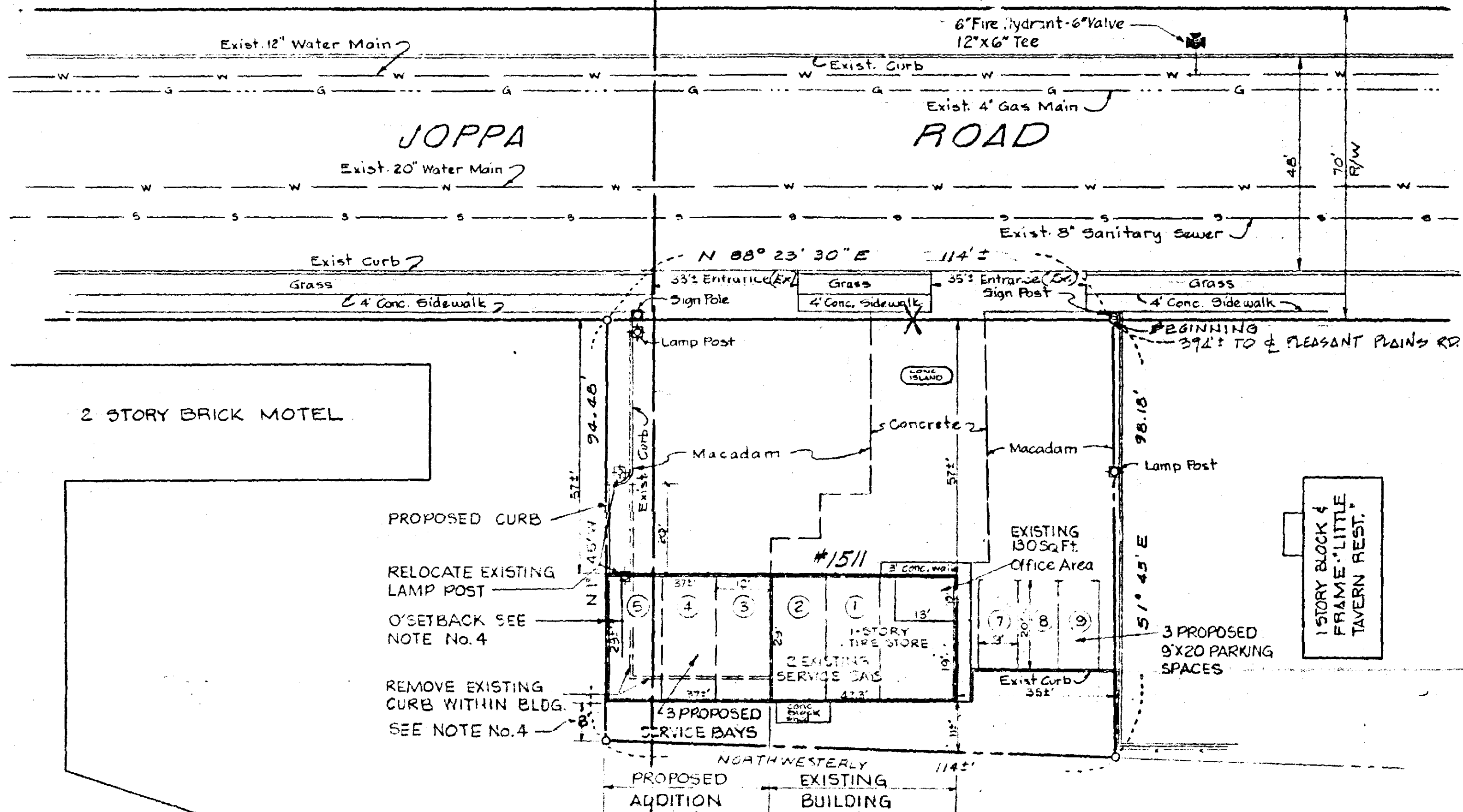
FOR: Filing Fee for Case #80-12-A

8845242 18

25.00 EC

VALIDATION OR SIGNATURE OF CASHIER





LOCATION MAP
1" = 1000'

GENERAL NOTES

1. AREA OF PARCEL - 0.25 AC.
 2. EXISTING ZONING - BR & BR-CNS
 3. PRESENT USE - 2 BAY SERVICE GARAGE WITH OFFICE (130 SQ FT)
 4. PROPOSED ZONING - BR & BR-CNS WITH A REQUEST FOR VARIANCE TO SECTION 238.2 B.C.Z.R. FOR A 0' SIDE YARD & 8' REAR YARD IN LIEU OF THE REQUIRED 30'.
 5. PROPOSED USE - 5 BAY SERVICE GARAGE.
 6. PARKING REQUIRED:
SERVICE AREA - 5 BAYS = 5 SPACES
OFFICE AREA - 130 SQ FT = 1 SPACE
 7. TOTAL PARKING REQUIRED = 6 SPACES
 8. PROPOSED PARKING = 8 SPACES (5 BAYS + 3 EXTERIOR SPACES.)
- NOTE - NO DISABLED VEHICLES WILL BE STORED ON PROPERTY.

MAP	1511 E JOPPA
ELECTION	9
DISTRICT	5-10
TYPE	V
HEARING	BY
BY	BY

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
1511 EAST JOPPA ROAD
9TH ELECTION DISTRICT-BALTIMORE COUNTY, MARYLAND

FOR
KOLLER TIRE SERVICE
1511 EAST JOPPA ROAD
TOWSON, MARYLAND 21204

ZONED B.R.-CNS
ZONED D.R.-10.5

REVISED 3-20-79 FROM 6TOS SERVICE BAYS

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21234
(301) 668-1501

DATE April 77 SCALE 1" = 20'

